



**25 Groveleys Close**  
**Moulton, Nothampton**

**oriordanbond**  
SALES & LETTINGS



## 25 Groveleys Close

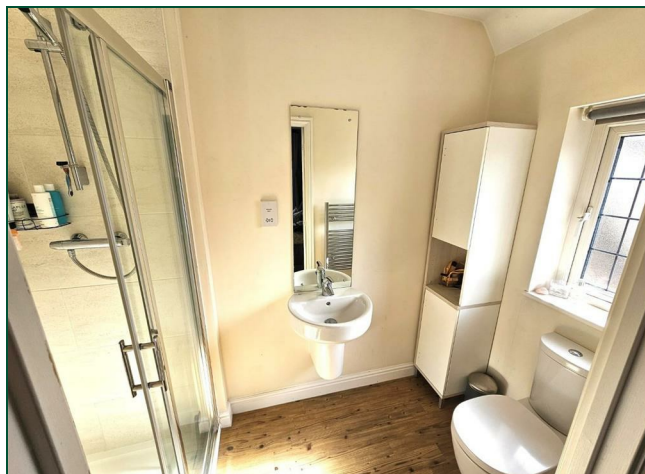
Moulton  
NN3 7BP

£350,000

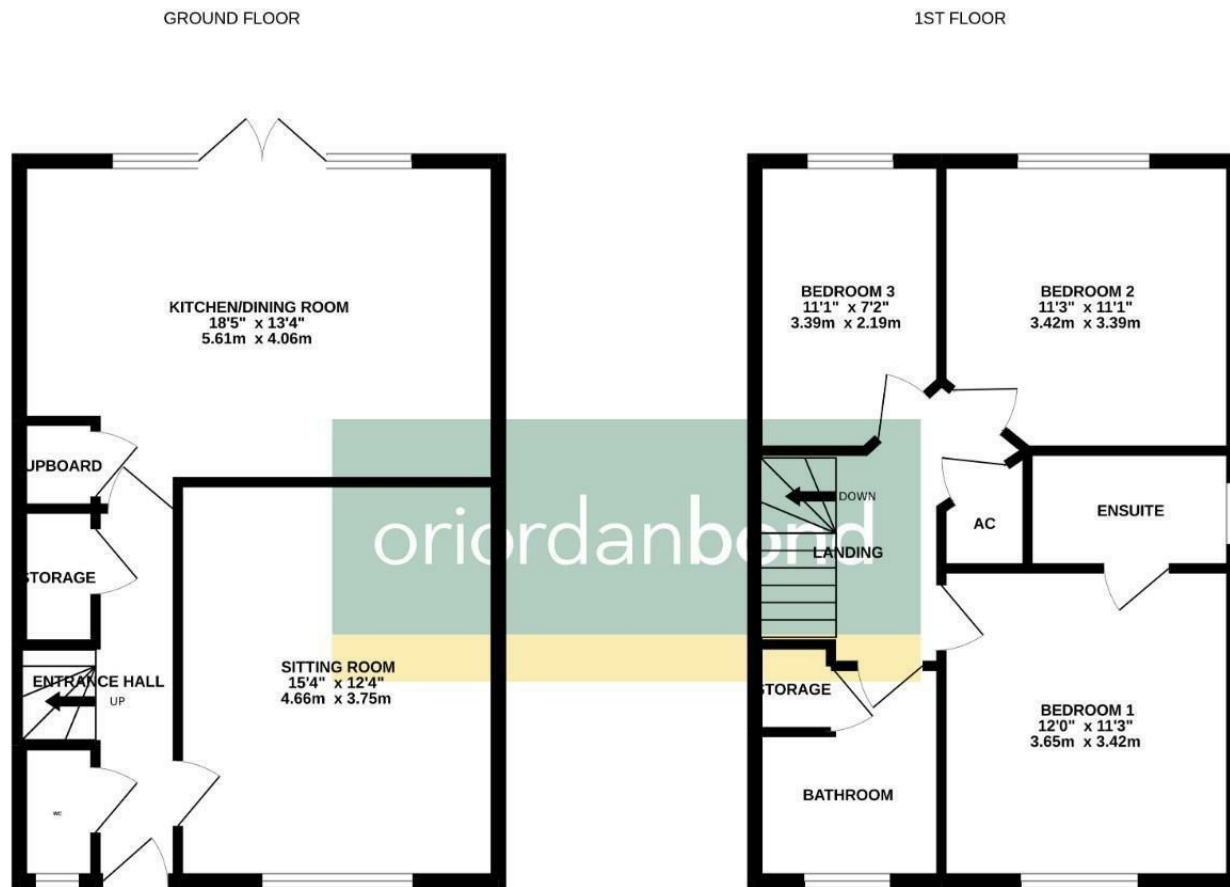
A well presented detached home situated in this lovely cul-de-sac location within the highly regarded village of Moulton. Built by Messrs Redrow Homes to their popular 'Warwick' design, the property is offered to the market with no onward chain.

The accommodation comprises entrance hall, cloakroom/WC, sitting room, kitchen/dining room with integrated appliances, three well proportioned first floor bedrooms, an ensuite to the master bedroom and a house bathroom. Outside are front and rear gardens and a driveway leading to a detached garage. Further benefits include gas radiator heating, uPVC double glazing and remaining balance of NHBC build guarantee. (A/1045/M)

- Three bedroom detached property
- En-suite to master bedroom
- Fitted kitchen/dining room
- Gas radiator heating
- Enclosed rear garden
- Driveway and garage







TOTAL FLOOR AREA: 1045sq.ft. (97.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Additional information**

- Council Tax Band: D
- Energy Efficiency Rating: B

**Viewing**

Viewing strictly by appointment – details below

**Disclaimer**

O’Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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